

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 74 | | FRANKLIN ST, ARLINGTON |

| OWNERSHIP | | Unit #: | 74 |
|-----------|-----------------------|---------|----|
| Owner 1: | HABILE JOHN & | | |
| Owner 2: | GIACOMA-BOTTALAT ANNA | | |
| Owner 3: | | | |

Street 1: 74 FRANKLIN STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: HABIF JONATHAN -

Owner 2: SPOMER MICHELLE L -

Street 1: 74 FRANKLIN STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1870, having primarily Clapboard Exterior and 2122 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

| | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------------|-------------------------|-----|------------------------------------|--------------|--------|-----|--------------------------------------|------------|--------------|--------|----------------------|------|--------------|------------|------------|--------------|--|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | |
| Type: 99 - Condo Conv | | | | Full Bath: 2 | Rating: Good | | | 643-9501, Building Number 1. | | | | | | | | | | | | | |
| Sty Ht: 2A - 2 Sty +Attic | | | | A Bath: | Rating: | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | | | | |
| Foundation: 3 - BrickorStone | | | | A 3QBth: | Rating: | | | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: | Rating: | | | | | | | | | | | | | | | | |
| Prime Wall: 2 - Clapboard | | | | A HBth: | Rating: | | | | | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: | Rating: | | | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | OTHER FEATURES | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Good | | | 1st Res Grid Desc: Line 1 # Units: 1 | | | | | | | | | | | | | |
| Color: BEIGE | | | | A Kits: | Rating: | | | | | | | | | | | | | | | | |
| View / Desir: N - NONE | | | | Frl: | Rating: | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | | | | | | | | | | | | | | |
| Grade: C - Average | | | | CONDOS INFORMATION | | | | | | | | | | | | | | | | | |
| Year Blt: 1870 | Eff Yr Blt: | | | Location: | | | | | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | | | | | | | | | | | | | | | |
| Jurisdict: | | Fact: | . | Floor: 1 - 1st Floor | | | | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: 25.000000000 | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: 62 - 7020 | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: GD - Good | 18. % | | | Exterior: | | No Unit | RMS | BRS | FL | | | | | | | | |
| Prim Int Wall: 2 - Plaster | | | | Functional: | | | | Interior: | | 1 | 6 | 3 | 0 | | | | | | | | |
| Sec Int Wall: | | % | | Economic: | | | | Additions: | | | | | | | | | | | | | |
| Partition: T - Typical | | | | Special: | | | | Kitchen: | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Override: | | | | Baths: | | | | | | | | | | | | | |
| Sec Floors: | | % | | Total: | 18.6 % | | | Plumbing: | | | | | | | | | | | | | |
| Bsmnt Flr: | | | | CALC SUMMARY | | | | Electric: | | | | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: 295.00 | | | | Heating: | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | Size Adj: 1.14481616 | | | | General: | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | Const Adj: 1.00999999 | | | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | Adj \$ / SQ: 341.098 | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 82500 | | | | | | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | | | Grade Factor: 1.00 | | | | | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | NBHD Inf: 1.29999995 | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | LUC Factor: 1.00 | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: | NO | | Adj Total: 1048203 | | | | | | | | | | | | | | | | | |
| % Com Wall | % Sprinkled: | | | Depreciation: 194966 | | | | Juris. Factor: | | Before Depr: | 443.43 | | | | | | | | | | |
| | | | | Depreciated Total: 853237 | | | | Special Features: 0 | | Val/Su Net: | 402.07 | | | | | | | | | | |
| | | | | | | | | Final Total: 853200 | | Val/Su SzAd: | 402.07 | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 046.H-0001-0074.0 | | | | | | | | | | IMAGE | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | AssessPro Patriot Properties, Inc | | | |
| More: N | Total Yard Items: | Total Special Features: | | | | | | | | | | Total: | | | | | | | | | |